



greencAPITAL
Realty Advisors

Commercial Real Estate
and Construction Services

Freestanding Office Building

112 SE 3rd Street

Hallandale Beach, FL 33009

For more information
please contact:

Steven A. Leeds

Licensed Real Estate Broker
Certified Building Contractor

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🌐 Greencapitalrealty.com



AVAILABLE FOR LEASE, GROUND LEASE OR BUILD TO SUIT

Features

- Large lot 10,001 SF
- 1,200 SF building + 440 SF small efficiency included
- Private offices and bathrooms
- Transit core zoning; Permitted uses include offices, stores, restaurants, studios and workshops
- Can build up to 8 stories
- Below market lease rates
- Great location – easy access.





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Aerial Map



Demographics

2017	1 mile	3 miles	5 miles
Population:	16,508	194,071	404,918
Average Income:	\$51,579	\$74,800	\$69,783
Average Age:	40	42	41

